BOOK 10049 PG 447

GENERAL WARRANTY DEED

FROM:	Benjamin T. Iannuzzi and wife, Ellen C. Iannuzzi Grantors	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	Lon J. Helton and wife, Anne B. Helton Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
564 NATCHEZ BEND RD. NASHVILLE, TN 37221		169-0-92
		Field Book Numbers
	(new owner)	9D-52708

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00).

L. J. Helton
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of May, 1996.

Kimberly M. Huntley
Notary Public

K. HUNTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 28, 1998

FOR AND IN CONSIDERATION OF the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), the receipt and

sufficiency of which are hereby acknowledged, Benjamin T. Iannuzzi and wife, Ellen C. Iannuzzi (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Lon J. Helton and wife, Anne B. Helton (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 1 of W.E. Haselton and Suzanne Haselton Subdivision, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to

those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 13th day of May, 1996.

Benjamin T Iannuzzi, by Ellen C Iannuzzi Attorney in fact
BENJAMIN T. IANNUZZI, By Ellen C. Iannuzzi, Attorney-in-fact

Ellen C. Iannuzzi
ELLEN C. IANNUZZI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberly M Huntley, a Notary Public of said County and State, ELLEN C. IANNUZZI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of May, 1996.

Kimberly M. Huntley
Notary Public

My Commission Expires: My Commission Expires NOV. 28, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of May, 1996, before me personally appeared ELLEN C. IANNUZZI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENJAMIN T. IANNUZZI and acknowledged that she executed the same as the free act and deed of BENJAMIN T. IANNUZZI.

Witness my hand, at office, this 13th day of May, 1996.

Kimberly M. Huntley
Notary Public

My Commission Expires: My Commission Expires NOV. 28, 1998

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W.E. & Suzanne Haselton Subdivision of record in Book 8250, page 471, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BENJAMIN T. IANNUZZI, and wife, ELLEN C. IANNUZZI, by Deed from W.E. HASELTON, and wife, SUZANNE HASELTON, of record in Book 9791, page 653, Register's Office for DAVIDSON County, Tennessee.

0181523
IDENTIF. & REFERENCE
96 MAY 14 PM 12:11
DAVIDSON COUNTY TN

EXHIBIT B

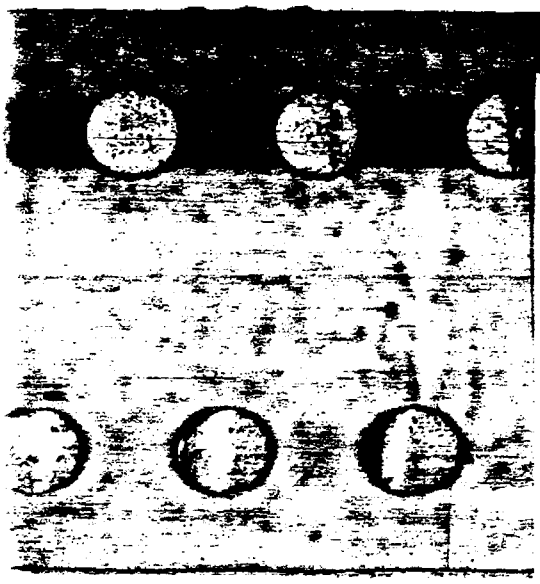
Encumbrances

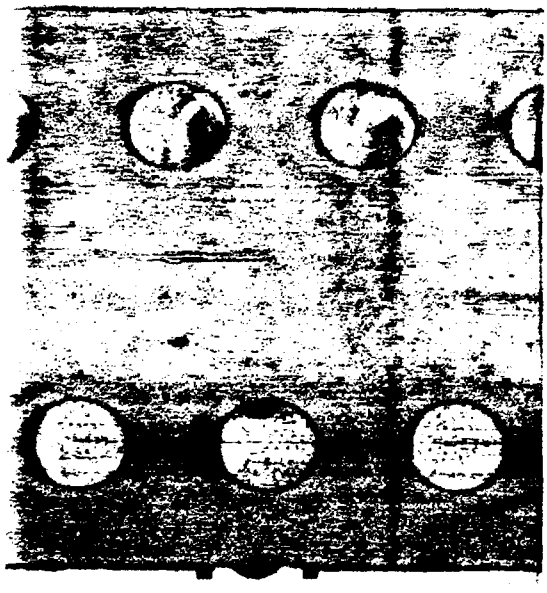
1. Subject to Ingress/Egress Easement of record in Book 9533, page 903, said Register's Office.

2. Subject to Greenbelt filing of record in Book 8972, page 937, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 5057, page 499, of record in Book 5067, page 520 and of record in Book 6634, page 448, said Register's Office.

4. Matters shown on the Plan of record in Book 8250, page 471, said Register's Office.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10049 PG 452

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 135000.00	
			CON TX 499.50	
			PRFEE 1.00	
			WDEED 20.00	
			TOTAL 520.50	
			CHECK 520.50	
		05/14/96	01 12:13 0001 1390	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181523
IDENTIF. ↑ REFERENCE

96 MAY 14 P 12:11

REGISTER
DAVIDSON COUNTY, TN.

No. 1039364